

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Change of Land use from No land use to Commercial use to an extent of 1310.92 Sq.mts in Sy.Nos.42, 43/5 & 44/2, Ramanayyapeta (V), Kakinada (R) Mandal, E.G. District as applied by Sri D. Srinivasa Rao – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

G.O.MS.No. 164

Dated: 21-05-2018.

Read the following:-

1. From the DTCP, A.P., Hyderabad, Lr.Roc.No.2813/2015/R1, dt:17.06.2015.
2. From the DT&CP., Lr.Roc.No.2813/2015/R1, Dt.27.10.2016.
3. From the DTCP, AP, Guntur, Lr.Roc.No.2813/2015/R1, Dt:11.12.2017.
4. Govt.Memo.No.20425/H1/2015, MA&UD (H1) Dept., Dt:05.01.2018
5. From the DTCP, AP, Guntur, Lr.Roc.No.2813/2015 /R1, dt:06.02.20018.
6. Govt. Memo No.11411/I2/2011, MA&UD (I2) Dept., Dated:30.06.2012.
7. Govt. Memo No.20425/H2/2015, dt:09.03.2018.
8. A.P. Extraordinary Gazette No.1132, Part-I, Dt.12.03.2018.
9. From the DT&CP, AP, Guntur, Lr.Roc.No.2813/2015/R2, Dt.08.05.2018.

ORDER:

The Draft variation to the land envisaged in Kakinada General Town Planning Scheme, issued in reference 7th read above was published in Extraordinary Andhra Pradesh Gazette No.1132, Part-I, dated:12.03.2018. The Director of Town & Country Planning, AP, Guntur in the reference 2nd read above has submitted that, the Panchayat Secretary, Ramanayyapeta Gram Panchayat has informed that the applicant has paid total an amount of Rs.82,295/- vide Challan No.12928, dated:16.05.2016 towards Development/Conversion charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 9th read above, has submitted that, the Panchayat Secretary, Ramanayyapeta Gram Panchayat has informed that, they have published the draft variation appendix notification pertaining to change of land use one in English paper (Hans India City Life) and one in Telugu paper (Prajasakthi), respectively on 30.03.2018 calling for objections/ suggestions from the general public. On publication of notification no complaints/ suggestions were received from the public within stipulate time in the matter. Hence, the draft variation is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette. i.e., 22.05.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.

The Director of Town and Country Planning, Andhra Pradesh, Guntur.

The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.

The Panchayat Secretary, Ramanayyapeta Gram Panchayat, E.G. District.

The Vice Chairman, Godavari Urban Development Authority, Kakinada,
E.G. District.

The Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.

Copy to:

The individual through the Panchayat Secretary, Ramanayyapeta Gram
Panchayat, E.G. District.

The District Collector, East Godavari District.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.389 MA., dated:10.09.1975, proposed in exercise of the powers conferred by clause under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.42, 43/5 & 44/2 of Ramanayyapeta G.P, Kakinada Rural Mandal to an extent of 1310.92 Sq. Mtrs., and the boundaries of which are as shown in the schedule hereto and which is earmarked for No land use in the General Town Planning Scheme (Master Plan) of Kakinada sanctioned in G.O.Ms.No.389 MA, Dated:10-09-1975 is now designated for Commercial use by variation of change of land use as marked "A to L" in the revised part proposed land use map of G.T.P.No.32/2016/R available in the Panchayat office, Ramanayyapeta village **subject to the following conditions that:-**

1. The applicant shall handover the site affected to an extent of 25.52 Sq.mts under road widening to the Gram Panchayat through Registered Gift Deed at free of cost.
2. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
3. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North :	Sai baba Temple and Residential buildings.
East :	Existing 90'-0"to 92'-0"wide road to be widened to 100'-0"as per Sanctioned Master Plan of Kakinada.
South :	Commercial and Residential buildings.
West :	Residential buildings.

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER